



## FOR SALE

### RENOVATE AND PROFIT!! TURN THIS PROPERTY INTO YOUR DREAM HOME.

This duplex home was built in 1985 and is located in a popular area of West Leeming. The property is situated in a very quiet cul-de-sac amongst well kept homes. It is a short walk to both primary and senior high school. This property is ideal for a first home buyer, retired couple or investor. The property is situated on 559m2 of land. There is ample room to POTENTIALLY extend the property.

Features include:

- Separate entrance hall
- Formal lounge room with wood flooring
- Family room/meals area with sliding doors out to rear garden and alfresco area
- Kitchen overlooking rear garden
- 3 good sized bedrooms with built in robes
- Generous size semi ensuite bathroom
- Linen cupboard
- Laundry with built in cupboards and bench top.
- Separate toilet
- Huge colorbond patio entertaining area with water feature
- Small landscaped garden and lawn area
- Large 20m2 garden shed
- Ducted evaporative air conditioning
- Ducted gas heating
- Carport
- AMPLE SIDE PARKING which is hidden from the front of the property to house extra vehicles. There is also access to the rear to construct a huge workshop or drive a caravan through.

Additional features include: security screens and doors; window locks; large gas storage hot water system.

The location of this property gives you easy access to public transport; shopping centre; schools; hospitals, major highway and many more amenities.

A must see on your list of properties to view – an excellent opportunity to purchase in Leeming!

3 BED | 1 BATH | 1 CAR

PRICE:  
\$459,000

OPEN FOR INSPECTION:  
N/A



**Rebecca Berry**  
0411220327  
rebeccaberry@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)